

Grantee: Chandler, AZ

Grant: B-08-MN-04-0502

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-MN-04-0502

Obligation Date:**Grantee Name:**

Chandler, AZ

Award Date:**Grant Amount:**

\$2,415,100.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

jessica Fierro

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

HUD's Estimated Foreclosure Abandonment Risk Score ("Risk Score") measures the estimated risk of home foreclosure and abandonment for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tract within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Distribution and and Uses of Funds:

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies: 1. Development of a Chandler Community Land Trust (CCLT) – The amount of \$1,468,500 will be used to purchase, rehabilitate and sell up to 15 formerly vacant, foreclosed single-family homes to income-qualified residents. Under this program the participants will purchase only the structure, the home, and not the land. The land will remain in possession of the Land Trust and leased to the homeowner until they sell the home. When the homeowner chooses to sell the home, the lease is terminated and any appreciation in the home's value will be split between the homeowner and the Land Trust. This system will reduce the purchase costs for the participant while sharing equity and ensuring that the home will remain permanently affordable as part of the Land Trust. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$53,300 to \$79,900 annually for a family of four. Qualifying to purchase only the house also greatly reduces the amount of the mortgage for which these families would have to apply. 2. Creation of permanent affordable rental housing – Approximately \$ 655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition. 3. Down Payment Assistance – Approximately \$50,000 will be used to assist qualified potential homebuyers with down payment assistance. These funds will be distributed to residents purchasing a house through the Land Trust to make the Land Trust component even more affordable. The downpayment assistance will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. Within the 85225 zip code, these three strategies will be targeted to Census Tracts identified by HUD as most at risk for foreclosure. 4. Administrative support – No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Definitions and Descriptions:**Low Income Targeting:**

While 25% of our grant amount set aside for low-income housing activities (under 50% AMI) is \$603,775, we have actually awarded \$655,100 to the Affordable Rental Movement. This is \$50,000 more than originally budgeted (\$605,100) as a result of a reallocation of NSP funds when the Downpayment Assistance activity was reduced from \$100,000 to \$50,000 as a result of a revised analysis of demand. The \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.

Acquisition and Relocation:

Acquisition of approximately 15 single family homes will be acquired through our Community Land Trust Program and an additional 6 homes will be acquired through our Permanent Rental Housing program. No relocations will be performed through these activities.

Public Comment:

In addition to the standard published comment period, a public hearing was held at the February 12, 2009 City of Chandler Council Meeting. No comments were made during the public comment period or at the public hearing.

On March 20, 2010 the City of Chandler published our Amendment I to the Substantial Amendment for a 15-day comment period. No comments were made during the public comment period.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,415,100.00
Total CDBG Program Funds Budgeted	N/A	\$2,415,100.00
Program Funds Drawdown	\$0.00	\$1,875,395.37
Program Funds Obligated	\$0.00	\$2,415,100.00
Program Funds Expended	\$27,529.86	\$1,970,509.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$302,091.34
Program Income Drawdown	\$0.00	\$302,091.34

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$362,265.00	\$0.00
Limit on Admin/Planning	\$241,510.00	\$50,982.07
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$603,775.00	\$655,100.00

Overall Progress Narrative:

During this quarter, three (3) first time homebuyers purchased Community Land Trust (CLT) homes and moved in. These homes were purchased and rehabilitated by CLT in previous quarters and were resold to eligible first time homebuyers completing the CLT classes.

All six permanent affordable rental units have been rented to clients below 50% of AMI. All residents have signed a

one-years lease with the non-profit.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09Admin, Administration and Planning Costs	\$0.00	\$241,500.00	\$50,982.07
09PRH, Acquisition/Purchase and Rehabilitation	\$0.00	\$655,100.00	\$655,100.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DPA09, Acquisition/Purchase and Rehabilitation	\$0.00	\$50,000.00	\$0.00
LT09, Acquisition/Purchase and Rehabilitation	\$0.00	\$1,468,500.00	\$1,169,313.30

Activities

Grantee Activity Number:	09Admin
Activity Title:	Administration

Activity Category:

Administration

Project Number:

09Admin

Projected Start Date:

03/30/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning Costs

Projected End Date:

03/30/2012

Completed Activity Actual End Date:
Responsible Organization:

City of Chandler

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$241,500.00
Total CDBG Program Funds Budgeted	N/A	\$241,500.00
Program Funds Drawdown	\$0.00	\$50,982.07
Program Funds Obligated	\$0.00	\$241,500.00
Program Funds Expended	\$8,446.96	\$56,318.21
City of Chandler	\$8,446.96	\$56,318.21
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

— No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Location Description:
Activity Progress Narrative:

Staff continues to work with subrecipients for each program. Files for each property continue to be monitored for completeness and compliance. No program income was received during this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	09DPA
Activity Title:	Down-payment Assistance program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

DPA09

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

07/01/2012

Completed Activity Actual End Date:
Responsible Organization:

City of Chandler

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$50,000.00
Program Funds Expended	\$0.00	\$0.00
City of Chandler	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Approximately \$50,000 will be used to assist qualified potential homebuyers with down payment assistance. These funds will be distributed to residents purchasing a house through the Land Trust to make the Land Trust component even more affordable. The downpayment assistance will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners.

Location Description:

HUD's Estimated Foreclosure Abandonment Risk Score ("Risk Score") measures the estimated risk of home foreclosure and abandonment risk for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tracts within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Activity Progress Narrative:

During this quarter, three (3) homebuyers closed escrow on their home and received down payment assistance. Two closed and received down payment assistance in the previous quarter. The remaining two (2) buyers have not closed on their home as the home are still be rehabilitated. The non-profit has not requested reimbursement for down payment assistance funds expended. We anticipate reflecting the expenditures during the next quarter.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Housing Units	0	7/5
# of Singlefamily Units	7	7/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	5/5	7/5	100.00
# Owner Households	0	0	0	2/0	5/5	7/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	09PRH
Activity Title:	Permanent rental Housing

Activity Category:

Acquisition - general

Project Number:

09PRH

Projected Start Date:

06/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

06/30/2012

Completed Activity Actual End Date:
Responsible Organization:

City of Chandler

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$655,100.00
Total CDBG Program Funds Budgeted	N/A	\$655,100.00
Program Funds Drawdown	\$0.00	\$655,100.00
Program Funds Obligated	\$0.00	\$655,100.00
Program Funds Expended	\$19,082.90	\$655,100.00
City of Chandler	\$19,082.90	\$655,100.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Approximately \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed single family attached properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.

Location Description:

HUD's Estimated Foreclosure Abandonment Risk Score ("Risk Score") measures the estimated risk of home foreclosure and abandonment for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tract within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Activity Progress Narrative:

All six (6) units are rented and occupied. All residents residing in the units are below 50% AMI. Five of the six families are female head of household. All have signed a one-year lease with the non-profit. The non-profit is completing small touch-ups from the rehabilitation of the units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/6
# of buildings (non-residential)	0	0/6

# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	6/6
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	6/6
# of Singlefamily Units	6	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/6	0/0	6/6	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	6	0	6	6/6	0/0	6/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	CLT09
Activity Title:	Community landtrust

Activity Category:

Acquisition - general

Project Number:

LT09

Projected Start Date:

04/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

04/30/2012

Completed Activity Actual End Date:
Responsible Organization:

City of Chandler

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,468,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,468,500.00
Program Funds Drawdown	\$0.00	\$1,169,313.30
Program Funds Obligated	\$0.00	\$1,468,500.00
Program Funds Expended	\$0.00	\$1,259,090.94
City of Chandler	\$0.00	\$1,259,090.94
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$302,091.34
Program Income Drawdown	\$0.00	\$302,091.34

Activity Description:

The amount of \$1,468,500 will be used to purchase and sell up to 12 formerly vacant, foreclosed single-family homes to income-qualified residents. Under this program the participants will purchase only the structure, the home, and not the land. The land will remain in possession of the Land Trust and leased to the homeowners until they sell the home. When the homeowner chooses to sell the home, the lease is terminated and any appreciation in the home's value will be split between the homeowner and the Land Trust. This system will reduce the purchase costs for the participant while sharing equity and ensuring the home will remain permanently affordable as a part of the Land Trust. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$53,300 to \$79,900 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply.

Location Description:

HUD's Estimated Foreclosure Abandonment Risk Score ("Risk Score") measures the estimated risk of home foreclosure and abandonment risk for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tracts within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Activity Progress Narrative:

During this quarter, no new homes were purchased under the Community Land Trust Program. Three (3) new first time homebuyers closed and moved in to CLT homes. Those homes were purchased and rehabilitated in previous quarters. Beneficiaries were reported when the funds were obligated so no new beneficiaries were added during this quarter. To date, a total of eleven (11) homes have been purchased and rehabilitated under this program. Nine homebuyers have closed and moved into their homes. Two homebuyers are waiting to close and move in to the remaining homes. It is anticipated that the 12th home under this program will be purchased and rehabilitated in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/12
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/12
# of Singlefamily Units	11	11/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-7	-4	-11	0/2	0/10	0/12	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	